



Agricultural Land Commission
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May 15, 2008

Reply to the attention of Ron Wallace
ALC File: O-37811

Pollon Express Ltd
505 Hamm Road
Abbotsford, BC V2T6B6

Dear sir/Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 237/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Township of Langley (AL100154)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 09, 2008 in Langley, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 37811
Applicant: Pollon Express Ltd
Proposal: This is a non-farm use proposal for a storage area to provide support for family held poultry farms in the Langley/Surrey area. The need is to have a neutral facility in order to prevent cross contamination from farm to farm. The applicants consider this an extension of other farms and an integral part of their Bio Security Program.
Legal: PID: 003-926-664
Location: Lot 2, Section 7, Township 14, New Westminster District, Plan 2935
5884 - 264 Street, Langley

Site Inspection

A site inspection was conducted on April 9, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Bruce Arabsky Applicant

The Commissioners and staff viewed the subject property with the applicant. It was noted the property was formally used as a mushroom farm which has been demolished. There is a concrete foundation covering a large portion of the property from the previous mushroom operation that would be well suited for the proposed use. The applicant had a poultry catching machine at the property which was in the process of being cleaned and disinfected before returning to one of their poultry operations.

It was explained that the site would be used just by the applicant to repair, store and clean the equipment associated with this large scale operation. There is no interest in using the subject property to expand the proposed use beyond the applicant's own poultry operation.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

D undesirable soil structure
T topography
W excess water

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Subclasses

L degree of decomposition - permeability
W excess water

Assessment of Agricultural Suitability

Due to there being a large concrete platform covering a significant portion of the property as noted from the site inspection, it was felt there would be a considerable expense in returning the property to agricultural production. For this reason and because the proposed use would provide a benefit to the applicant's poultry operation, it was felt to be a suitable use of the property.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was felt the proposed use is part of the applicant's overall poultry operation and that it would benefit agriculture. It was stressed by the Commission that this use is not to expand beyond the maintenance of their own equipment. The proposed use is not to expand and become a commercial operation for the poultry industry.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal is felt to be part of the applicant's overall poultry operation and will benefit agriculture.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed and subject to the following conditions:

- the use be consistent with the proposal submitted with the application
- the proposed use is not to expand and become a commercial operation for the poultry industry
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 237/2008